

# AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | August 2, 2018

	Members Present	Members Absent	Staff
1	William Alexander		Tamara Jovovic, Housing Planner
2	Dan Brendel		Eric Keeler, Deputy Director
3	Michael Butler		
4	Katharine Dixon (m)		
5	Carter Flemming		
6	Holly Hanisian		
7	Bill Harris		
8	Robyn Konkell, Chair		
9	Michelle Krockner		
10	Jessica Lurz*		
11	Helen McIlvaine*		
12	Michael Doyle (m)		
13		Peter-Anthony Pappas (excused)	
14	Mary Parker		
15	Yasin Seddiq		
16	Nechelle Terrell		
17		Marian Wiggins	
18	Paul Zurawski		
19	vacant		
20	vacant		
21	vacant		
	Guests	Affiliation	
1	Robert Brant	Walsh Colucci Lubeley & Walsh PC	
2	Caroline Herre	Walsh Colucci Lubeley & Walsh PC	
3	Martin Lucero	ARHA/VHD LLC	
4	Teddy Kim	Avanti Holdings Group	
5	Tim Mulcahy	Avanti Holdings Group	
6	Jon Frederick	AHDC	
7	Ayan Addou	VHDA	

\*non-voting

(m) – took minutes during fiscal year

The meeting was called to order at 7:00 pm. Katharine Dixon agreed to take minutes.

## 1. 1200 North Henry Affordable Housing Plan (Tamara Jovovic/Bob Brant)

Robert Brant, representing the applicant Avanti Holdings, provided an overview of the proposed development program for the project located at 1200 N. Henry

Street. The project proposes to provide 11 affordable set-aside rental units serving incomes up to 60% AMI for a 40-year period, in exchange for 30% density and 15 feet of additional height. It was noted that this was the first project in the City to utilize 30% bonus density through Section 7-700. The applicant has also agreed to cap resident fees and provide reduced parking fees for those parking spaces associated with the set-asides. Mary Parker and Michael Doyle asked Mr. Brant to speak to the walkability and safety in/around the property. Katharine Dixon inquired if the unit mix of the proposed set-asides reflected the overall unit mix in the project; Mr. Brant responded that it did.

The Committee expressed appreciation for the applicant's voluntary contribution to the Housing Trust Fund. Discussion ensued regarding the difference in methodologies used by the City and the applicant to calculate the voluntary contribution; staff noted that this issue would be discussed later this year with a broader stakeholder workgroup. It was noted that 50% of the voluntary contribution was being reserved for the potential future off-site replacement of existing ARHA units in the Braddock area pursuant to the Braddock Small Area Plan.

Katharine Dixon made a motion to approve the affordable housing plan; Yasin Seddiq seconded the motion. The affordable housing plan was approved unanimously.

**2. Consideration of June 27, 2018 Minutes (Robyn Konkel)**

Michelle Krockner made a motion to approve the June minutes; Katharine Dixon seconded the motion. Paul Zurawski requested the minutes be amended to reflect he was absent from the meeting. The minutes, as amended, were approved unanimously with abstentions from Neshelle Terrel, Dan Brendel, Yasin Seddiq, Mike Butler, Mary Parker, Holly Hanisian, Paul Zurawski, and Carter Flemming. Helen McIlvaine noted that, pursuant to Roberts Rules of Order, Committee members do not need to abstain from voting on minutes based solely on their absence from the meeting in question.

**3. Route 1 South Housing Affordability Strategy – AHAAC Memo (Jon Frederick)**

Jon Frederick provided an update to the Committee on the draft Route 1 South Housing Affordability Strategy. He committed to drafting a letter of support for the Committee's review. Mary Parker commended edits made to the Strategy to enhance its accessibility recommendations. Moving forward, Mike Butler suggested including a list of Housing Master Plan tools that a project is incorporating/using in Committee correspondence with the Planning Commission and City Council. Helen McIlvaine also suggested including estimates of the number and types of jobs created by new projects to highlight potential demand for affordable housing.

**4. AHAAC Annual Report Update (Tamara Jovovic)**

The report had been updated to include the Braddock Gateway Phase III project and the HTF financials. The annual report will be submitted in August to City Council.

**5. ARHA Update (Carter Flemming)**

The Ramsey Homes project has pulled permits for building, however, poor weather has delayed archeological work. The loan and tax credit settlement has been postponed as a result. The Andrew Adkins redevelopment partnership between ARHA and CRC has been terminated. ARHA will re-issue an RFP for the site.

**6. Alexandria Housing Development Corporation Update (Jon Frederick)**

AHDC closed on Lacy Court's financing and renovation work is underway. AHDC is scheduled to close on the Carpenter's Shelter redevelopment project in August and on the Gateway project in September. Significant increases in construction pricing (affecting labor and materials) have strained the budgets of both projects. The groundbreaking ceremony for Carpenter's Shelter will take place on August 29<sup>th</sup> at 3 pm. AHDC continues to work with Sheltered Homes of Alexandria to refinance and renovate the Bellefonte Apartments. Six of the project's 12 units will be made accessible. AHDC is working with VHDA and HUD to extend the expiring project-based voucher contract.

**7. Information Items (Eric Keeler)**

Staff shared the June financial report.

**8. Staff Updates**

- The Committee needs to hold an election for its Chair in September.
- The first project within the Beauregard Small Area Plan will come before the Committee in September.
- The 10-year term of affordability at the 105 units of Southern Towers was extended to run through 7/30/28 (versus 12/31/27). Placements have been completed.

The meeting was adjourned at 8:10 pm.